

Minutes of the March 26, 2013 Board of Assessment Appeals Meeting

Present: Joe Gardner, Donna Wallace and T. Allan Palmer

Chairman Palmer opened the meeting at 7:30 P.M.

The following appeals were reviewed:

Lincoln Chesmer

Property – Exeter Road

Reason for appeal: We feel that a 52% increase in value is questionable.

Comments of Board: Property is assessed properly based upon the form filed with the Assessor's office. If the current land use is different from what was declared on the form a revised form needs to be filed with the Assessor by the grievant.

Action: No Action

Stefan Kent & Janice Hall

Property – 326 Lebanon Avenue

Reason for appeal: Assessed value is incorrect.

Comments of Board: Property appears to be appropriately assessed.

Action: No action.

James & Gisele Russo

Property – 2 Bogg lane

Reason for appeal: Next door neighbor has an illegal junk yard. Town of Lebanon has taken Ryshlings to court and won. Junk yard is 3+ acres.

Comments of Board: The town of Lebanon has addressed the "junk yard" in court and prevailed. All the properties in the area have a neighborhood factor applied. Property appears to be appropriately assessed.

Action: No action.

Donna Herbert & David Ausburger

Property – 180 Village hill Road

Reason for appeal: Assessment error – 42 Acres should be valued as woodland.

Comments of Board: Property is assessed properly based upon the form filed with the Assessor's office. A revised form needs to be filed by the grievant to place the 42 acres under forest land.

Action: No action

Edward H. McCall III Trust

Property – 84 Cove Road

Reason for appeal: Many problems @ house- front sill needs replacement – needs added heating system – needs faucets & plumbing – inside doors bashed in & need replacement house on market – best offers \$40,000 to \$90,000.

Comments of Board: House is in below normal average condition for similar properties.

Action: Apply condition factor Appraisal Was 223,650 Is 168,560

Patricia A Benvenuti

Property – 151 Church Road

Reason for appeal: Assessment should be lower. Shed doesn't have any depreciation on it. Land is higher than other properties. Inside needs a lot of work

Comments of Board: Although the shed did not appear on the assessment previously it is not new. A 40% depreciation factor has been applied to the house and the land is appropriately assessed.

Action: Apply depreciation factor to shed, Appraisal Was 166,620 Is 165,900

Bozrah Rod & Gun

Property – Santa Anna Road

Reason for appeal: Bozrah Rod and Gun Club asks that the original "woodland" Classification be continued for the current tax year on the 65 acres we purchased.

Comments of Board: Grievant must file appropriate documentation with the assessor to be granted an exemption under 12-107 of the State General Statutes. Property was back land and no condition factors had been applied to the land.

Action: Apply condition factors Was 313,170 Is 210,800

Motion to accept all actions made by Joe Gardner seconded by Donna Wallace – passed.

The meeting was adjourned at 7:50 P.M.

Signed

T. Allan Palmer,  
Chairman